BUREAU OF STATISTICS

YUKON REAL ESTATE SURVEY

Third Quarter, 2006

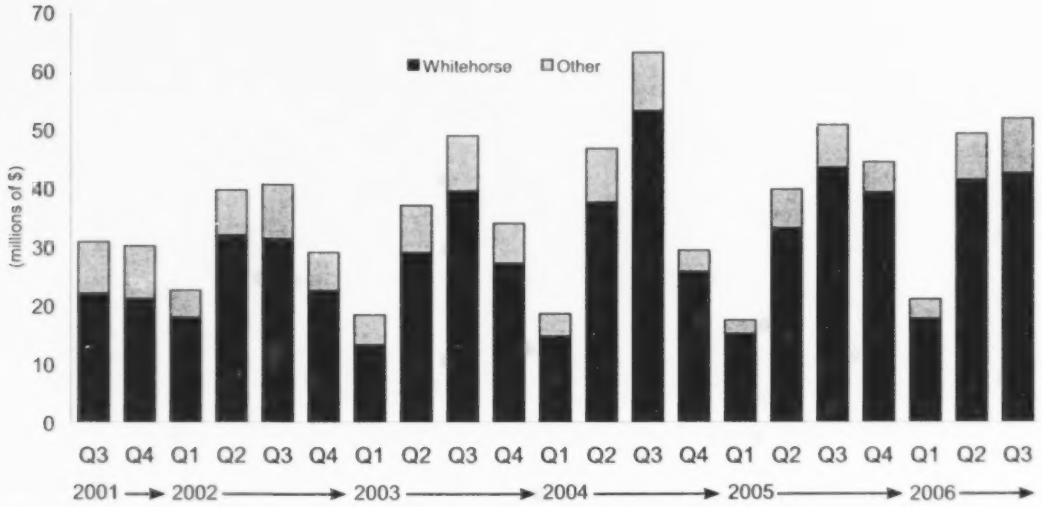
1 Value of Real Estate Transactions

		Yukon	Whitehorse	Other
			($000)	
2006	Q3	51,769.2	42,444.8	9,324.3
	Q2	49,191.0	41,378.1	7,812.9
	Q1	20,994.5	17,635.4	3,359.1
2005	Q4	44,387.3	39,178.4	5,208.9
	Q3	50,700.1	43,473.7	7,226.4

Notes: Q1 = first quarter (January, February, March), Q2 = second quarter, etc.
Numbers may not total due to rounding.

The value of real estate transactions in the Yukon for the third quarter of 2006 increased by $1,069,100, or 2.1%, compared with the third quarter of 2005. The total value of real estate transactions in the third quarter of this year was $51,769,200, while the value of real estate transactions in the third quarter of 2005 was $50,700,100. On an annual basis, the value of real estate transactions in 2005 totalled $152,189,000. This is a decrease of $5,287,800, or 3.4%, from the 2004 record-high annual figure of $157,476,700.

In Whitehorse, the value of transactions decreased 2.4%, comparing the third quarter of 2006 with the third quarter of 2005. In the rest of the Yukon the value of transactions increased by 29.0% when comparing the same time period.



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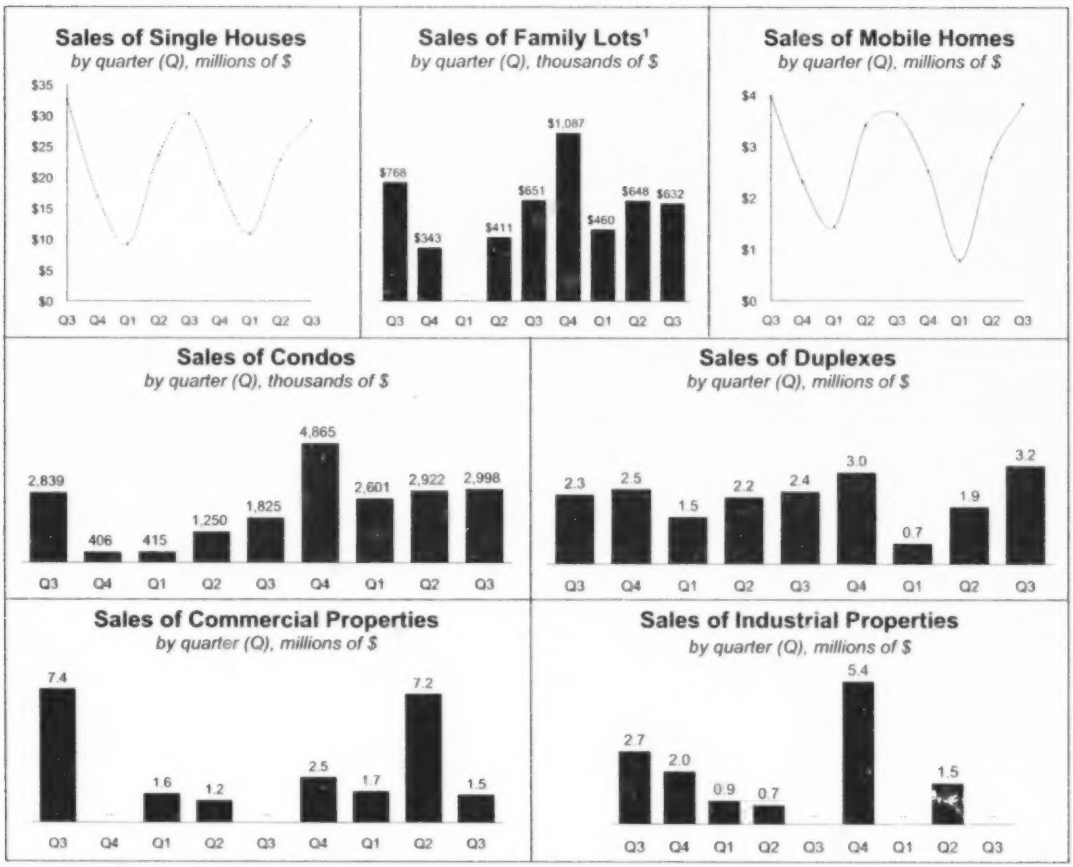
2 Value and Type of Real Estate Transactions in Whitehorse

The value of real estate transactions in Whitehorse decreased $1,028,900 or 2.4%, comparing the third quarter of 2006 ($42,444,800) to the third quarter of 2005 ($43,473,700).

		Total *	Single Houses	Family Lots[1]	Mobile Homes	Condos	Duplexes	Multiple-Residential	Commercial Property	Industrial Property
Value of Real Estate Transactions						($000)				
2006	Q3	42,444.8	29,080.4	631.8	3,813.8	2,998.0	3,242.9	668.8	1,523.9	..
	Q2	41,378.1	22,914.4	648.1	2,792.6	2,922.2	1,879.4	..	7,166.9	1,515.0
	Q1	17,635.4	10,914.8	460.4	778.0	2,601.5	661.4	..	1,724.9	..
2005	Q4	39,178.4	18,986.4	1,086.9	2,510.0	4,865.5	3,027.2	..	2,507.0	5,352.2
	Q3	43,473.7	30,238.0	651.0	3,623.9	1,824.5	2,390.0	2,730.5	..	..
Number of Real Estate Transactions										
2006	Q3	197	114	11	25	19	18	3	5	..
	Q2	169	97	12	19	17	11	..	7	4
	Q1	92	50	8	6	16	4	..	5	..
2005	Q4	184	84	17	18	30	19	..	3	11
	Q3	212	133	12	28	13	18	4	..	..

* Notes: "Total" may include other transactions; ".." = not available.
Rows may not total due to rounding.

Total Value of Whitehorse Property Sales, Q3 2004 to Q3 2006, *by type of transaction*



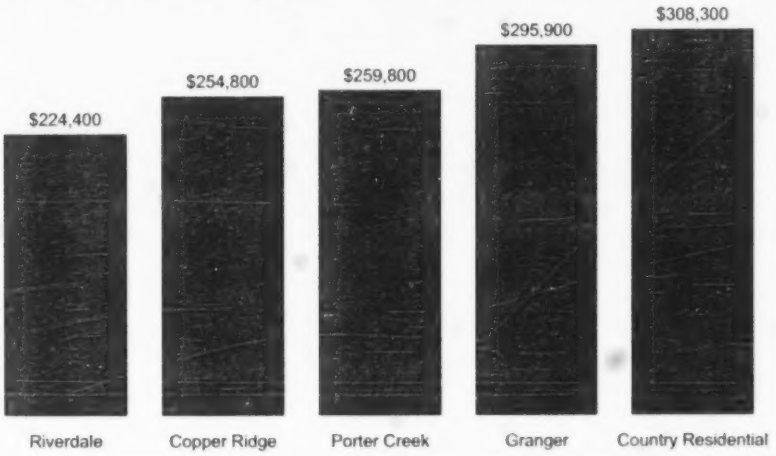
3 Value, Number and Average Price of Single House Sales in Whitehorse, *by subdivision*

		Total	Down-town	Riverdale	Porter Creek	Granger	Logan	Country Residential*	Copper Ridge	Takhini	Other**
Value of Single House Sales						($000)					
2006	Q3	29,080.4	592.0	4,935.9	5,715.0	2,367.2	..	3,083.4	10,699.9	0.0	1,223.0
	Q2	22,914.4	1,148.5	4,371.3	2,396.0	1,979.0	913.0	1,242.4	9,066.8	793.0	1,004.4
	Q1	10,914.8	770.9	1,535.6	1,450.5	1,013.5	..	1,053.0	4,466.8	0.0	..
2005	Q4	18,986.4	1,416.0	1,846.9	3,362.6	1,786.0	958.7	1,280.2	6,830.0	0.0	1,506.0
	Q3	30,238.0	709.5	5,272.4	6,153.8	1,965.4	2,050.2	3,620.8	8,723.5	..	1,245.4
Number of Single House Sales											
2006	Q3	114	3	22	22	8	..	10	42	0	5
	Q2	97	6	20	10	8	4	4	37	3	5
	Q1	50	5	8	7	4	..	4	19	0	..
2005	Q4	84	8	8	16	7	5	5	28	0	7
	Q3	133	5	25	27	8	9	13	38	..	6
Average Price of Single Houses Sold						($000)					
2006	Q3	255.1	197.3	224.4	259.8	295.9	..	308.3	254.8	0.0	244.6
	Q2	236.2	191.4	218.6	239.6	247.4	228.3	310.6	245.0	264.3	200.9
	Q1	218.3	154.2	192.0	207.2	253.4	..	263.3	235.1	0.0	..
2005	Q4	226.0	177.0	230.9	210.2	255.1	191.7	256.0	243.9	0.0	215.1
	Q3	227.4	141.9	210.9	227.9	245.7	227.8	278.5	229.6	..	207.6

Notes: * Country residential includes Wolf Creek, Pineridge, Mary Lake, MacPherson, Hidden Valley, etc.
** "Other" includes house sales in Hillcrest, Crestview, Valleyview and Marwell.
".." = unavailable. Rows may not total due to rounding.

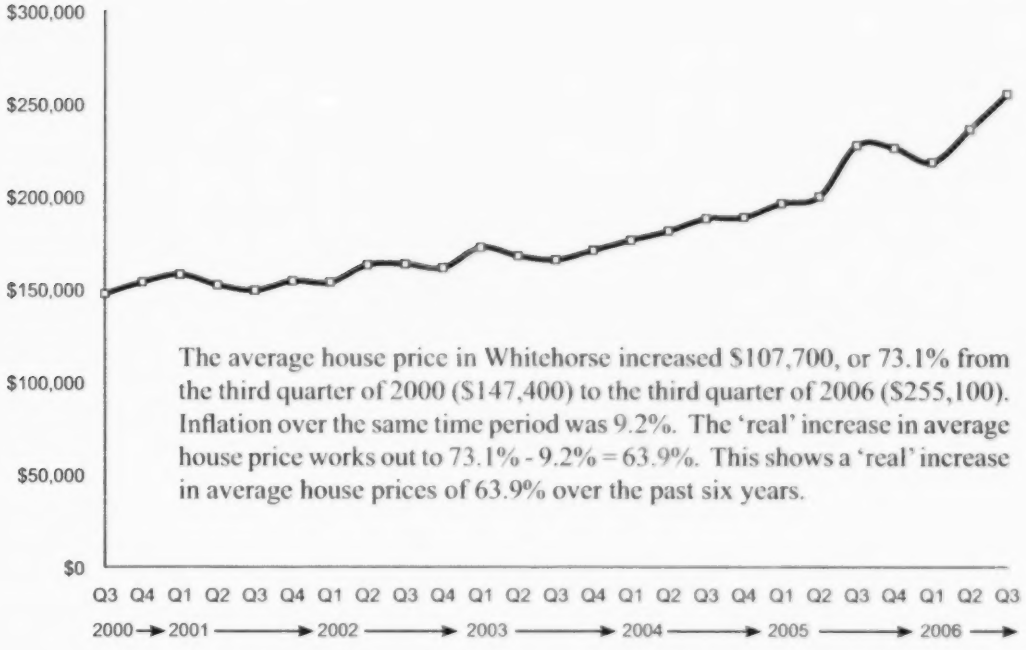
- The average single house price (does not include duplexes, condos or mobile homes) in Whitehorse has increased $27,700 or 12.2%, comparing the third quarter of 2005 ($227,400) to the third quarter of 2006 ($255,100).
- A comparison of prices in the third quarter of 2005 with prices in the third quarter of 2006 shows that:
  - The average price of a house sold in Riverdale increased from $210,900 to $224,400, or 6.4%;
  - The average price of a house sold in Porter Creek increased from $227,900 to $259,800, or 14.0%;
  - The average price of a house sold in Granger increased from $245,700 to $295,900, or 20.4%;
  - The average price of a house sold as Country Residential increased from $278,500 to $308,300, or 10.7%
  - The average price of a house sold in Copper Ridge increased from $229,600 to $254,800, or 11.0%.

Average Price of Single Houses Sold, *Third Quarter, 2006*



4 Average Single House Prices in Whitehorse

- The chart below shows average single house prices (does not include duplexes, condos or mobile homes) in Whitehorse, from the third quarter of 2000 to the third quarter of 2006.


$300,000
$250,000
$200,000
$150,000
$100,000
$50,000
$0
Q3 Q4 Q1 Q2 Q3 Q4 Q1 Q2 Q3 Q4 Q1 Q2 Q3 Q4 Q1 Q2 Q3 Q4 Q1 Q2 Q3 Q4 Q1 Q2 Q3
2000 2001 2002 2003 2004 2005 2006
The average house price in Whitehorse increased $107,700, or 73.1% from the third quarter of 2000 ($147,400) to the third quarter of 2006 ($255,100). Inflation over the same time period was 9.2%. The 'real' increase in average house price works out to 73.1% - 9.2% = 63.9%. This shows a 'real' increase in average house prices of 63.9% over the past six years.

Note: Q1 = first quarter (January, February, March), Q2 = second quarter, etc.

The Bureau of Statistics first undertook the Yukon Real Estate Survey in 1977. The survey is a census of all real estate transactions occurring anywhere in the Yukon, with the exception of 'not-at-arm's-length' transactions, which are excluded. ('Not-at-arm's-length' transactions are those that do not reflect open market values.) All single and multiple-residential property transactions, as well as commercial and industrial property sales, are included. The survey is divided into four parts: (1) Value of real estate transactions; (2) Type of real estate transactions in Whitehorse; (3) Value, number and average price of house sales in Whitehorse; and (4) Average house prices in Whitehorse over the past few years.

[1]The 'Family Lots' category does not include the majority of lots purchased by contractors. For further explanation, contact the Yukon Bureau of Statistics.

Yukon
Executive Council Office
Bureau of Statistics

Information sheet no. 58 Nov. 2006
Next release: Feb. 2007

Additional Information:
Government of Yukon
Executive Council Office
Bureau of Statistics (A-8C)
Box 2703, Whitehorse, Yukon Y1A 2C6
Telephone: (867) 667-5640; Fax: (867) 393-6203
E-mail: ybsinfo@gov.yk.ca
Website: www.gov.yk.ca/depts/eco/stats/index.html